

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** VESTING TENTATIVE SUBDIVISION, MAP NO. 6497 – WESTHAVEN 2

Lead Agency: City of Reedley

Contact Person: Rodney Horton, MPA

Mailing Address: 1717 9th Street

Phone: (559) 637-4200

City: Reedley

Zip: 93654

County: Fresno

Project Location: County: Fresno

City/Nearest Community: Reedley

Cross Streets: South Buttonwillow Avenue and East El Dorado Avenue

Zip Code: 93654

Longitude/Latitude (degrees, minutes and seconds): 36 ° 25 ' 53.25 " N / 119 ° 25 ' 42.01 " W Total Acres: 34

Assessor's Parcel No.: 370-040-10

Section: 25

Twp.: 15S

Range: 23E

Base: MDB&M

Within 2 Miles: State Hwy #: N/A

Waterways: Buttonwillow Ditch

Airports: N/A

Railways: San Joaquin Valley Railroad Schools: Silas Bartsch, Grant Middle, Monte Vista

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☒ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 166 Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Cultural/Tribal Cultural Resources**Present Land Use/Zoning/General Plan Designation:**

Agricultural Orchard/AL-20 (Limited Agricultural)/R-1-6 (Low Density Residential)

Project Description: (please use a separate page if necessary)

See attached page

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>5</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>4</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☒ Other: <u>Fresno Local Agency Formation Commission</u>
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 19, 2025 Ending Date September 18, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Rodney Horton, MPA Date: 8/19/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description

The Project proposes the development of 166 single-family lots averaging 5,561 square feet per lot, development of an on-site storm drain basin, and seven outlots over two phases. Phase 1 would consist of approximately 19.57 acres and develop 89 lots, five outlots, and the on-site storm drain basin. Phase 2 would consist of the remaining 14.41 acres and develop 77 lots and two outlots, one of which is a storm drain basin. On- and off-site improvements, including circulation roads, interior local streets, curb, gutter, sidewalk, open space, and landscaping, are proposed as part of the Project. As a part of the Project, the Buttonwillow Ditch will be undergrounded per City requirements.

The Project site is located within the City's Sphere of Influence (SOI) and has a planned land use designation of Low Density Residential (4-8 dwelling units per acre [du/acre]) and High Density Residential (15-29 du/acre) pursuant to the Reedley 2030 General Plan. The site is zoned Limited Agricultural (AL-20) according to the County of Fresno zoning map. The Project proposes to amend the planned land use designation of an approximately 3.5-acre portion of the Project site from High Density Residential to Low Density Residential.

Additionally, the Project proposes to pre-zone the Project site and the three rural residential parcels to the northwest, APNs 370-040-13, 370-040-22, and 370-040-23, to the R-1-6 (Low Density Residential) zone district in preparation for annexation of the parcels consistent with the Reedley 2030 General Plan. The annexation request would remove the area from the Fresno County Fire Protection District and the Kings River Conservation District service boundaries. For purposes of the CEQA analysis, these three properties are only considered for annexation into the city limits. There is no new development or change in land use proposed on these properties, and they are considered to be a part of the baseline.

Water, sewer, solid waste, and storm drainage utilities will be provided by the City of Reedley. Electricity will be provided by Pacific Gas and Electric and natural gas will be provided by Southern California Gas.

Construction of the residential development would occur over a maximum of 48 months. It is anticipated that the following pieces of equipment would be used during construction activities:

- Roller
- Loaded trucks
- Excavator
- Generator
- Service truck
- Air compressor

Entitlements and Approvals:

- General Plan Amendment Application No. 2025-01
- Rezone Application No. 2025-01
- Vesting Tentative Tract Map No. 6497
- Annexation of the described properties into the City by LAFCo through Annexation Application No. 2025-01